

This instrument was prepared by:
Matthew Kidd
Kidd & Company, LLC
3138 Cahaba Heights Road, St. 100B
Birmingham, AL 35243

Send tax notice to:
Robert Chandler Holt Sr. & Kimberly K. Holt
221 Linwood Road
Sterrett, AL 35147

WARRANTY DEED – Joint Tenants With Right of Survivorship

STATE OF ALABAMA

COUNTY OF Shelby

That in consideration of **FOUR HUNDRED ELEVEN THOUSAND AND 00/100 DOLLARS (411,000.00)** and other good and valuable consideration to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is hereby acknowledged, we,

Stanford M. Mangham and Pamela Beck-Mangham, as Trustees of the Stanford M. Mangham Living Trust dated September 5, 2013 and Pamela Beck-Mangham and Stanford M. Mangham, as Trustees of the Pamela Beck-Mangham Living Trust dated September 5, 2013

(herein referred to as Grantors) do by these presents, grant, bargain, sell and convey unto

Robert Chandler Holt Sr. and Kimberly K. Holt

(herein referred to as Grantees), the following described real estate, situated in Jefferson County, Alabama, to-wit:

Lot 449 according to the Survey of Forest Parks. 4th Sector, 3rd Phase as recorded in Map Book 24, Page 98, Shelby County, Alabama Records.

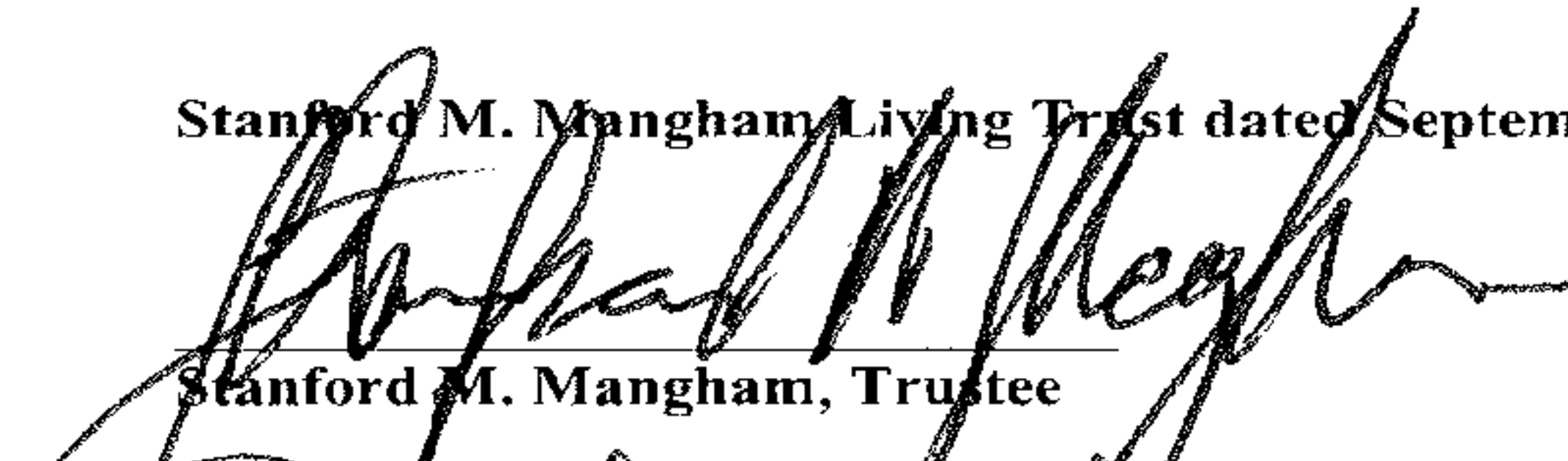
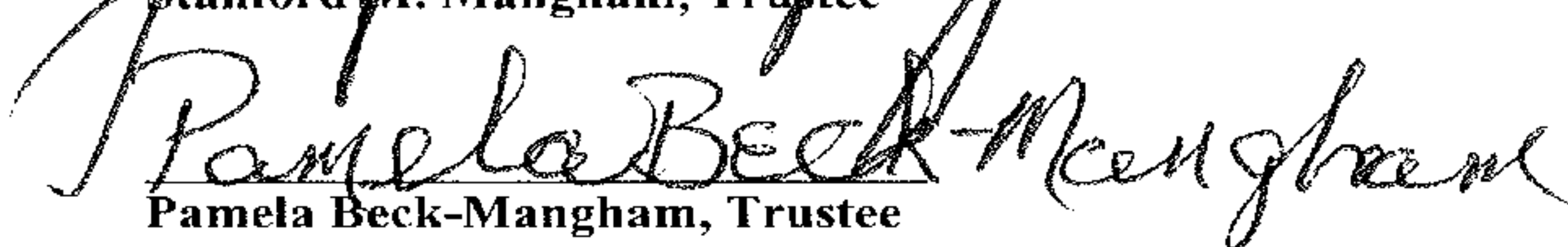
\$112,000.00 of the above stated purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

SUBJECT TO ALL MATTERS OF RECORD

TO HAVE AND TO HOLD unto the said grantees, as joint tenants, with right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And Grantors do for themselves, their successors and assigns, covenant with Grantees, their successors and assigns, that Grantors are lawfully seized in fee simple of said premises, that they are free from all encumbrances, that they have a good right to sell and convey the same as aforesaid, and that they will and their successors and assigns shall, warrant and defend the same to the said Grantees its successors and assigns forever, against the lawful claims of all persons and entities.

IN WITNESS WHEREOF, the said Grantors, who are authorized to execute this conveyance, have hereto set their signatures and seals this 9th day of February, 2024.

Stanford M. Mangham Living Trust dated September 5, 2013

Stanford M. Mangham, Trustee

Pamela Beck-Mangham, Trustee

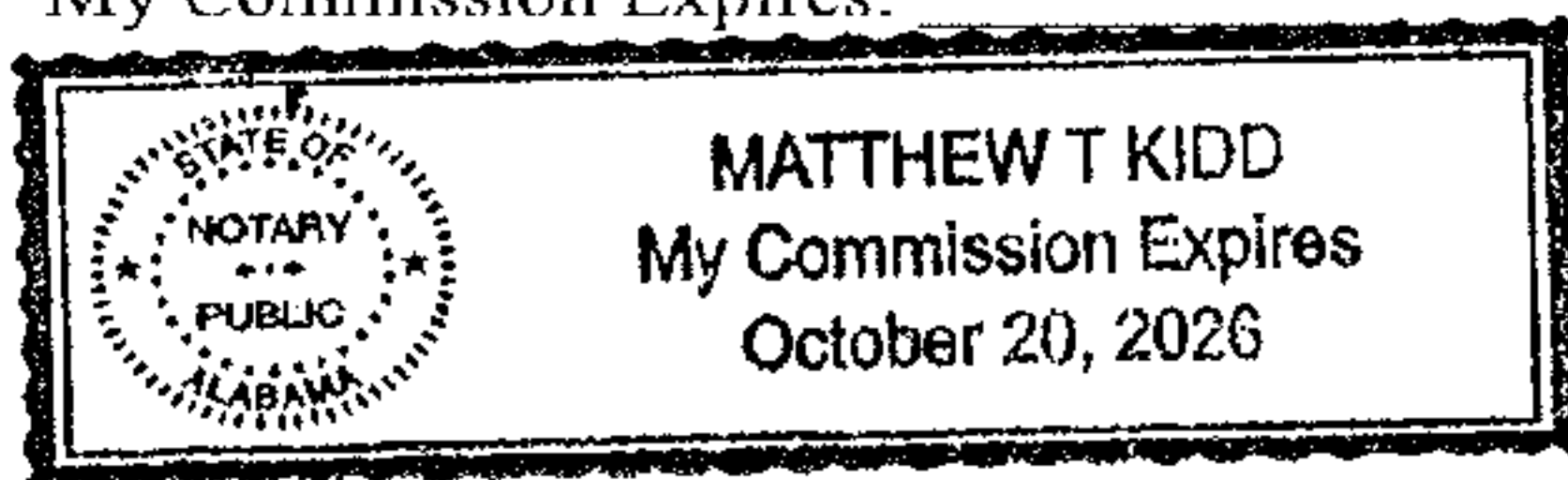
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Stanford M. Mangham and Pamela Beck-Mangham, Trustees of Stanford M. Mangham Living Trust dated September 5, 2013**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and on behalf of said Trust.


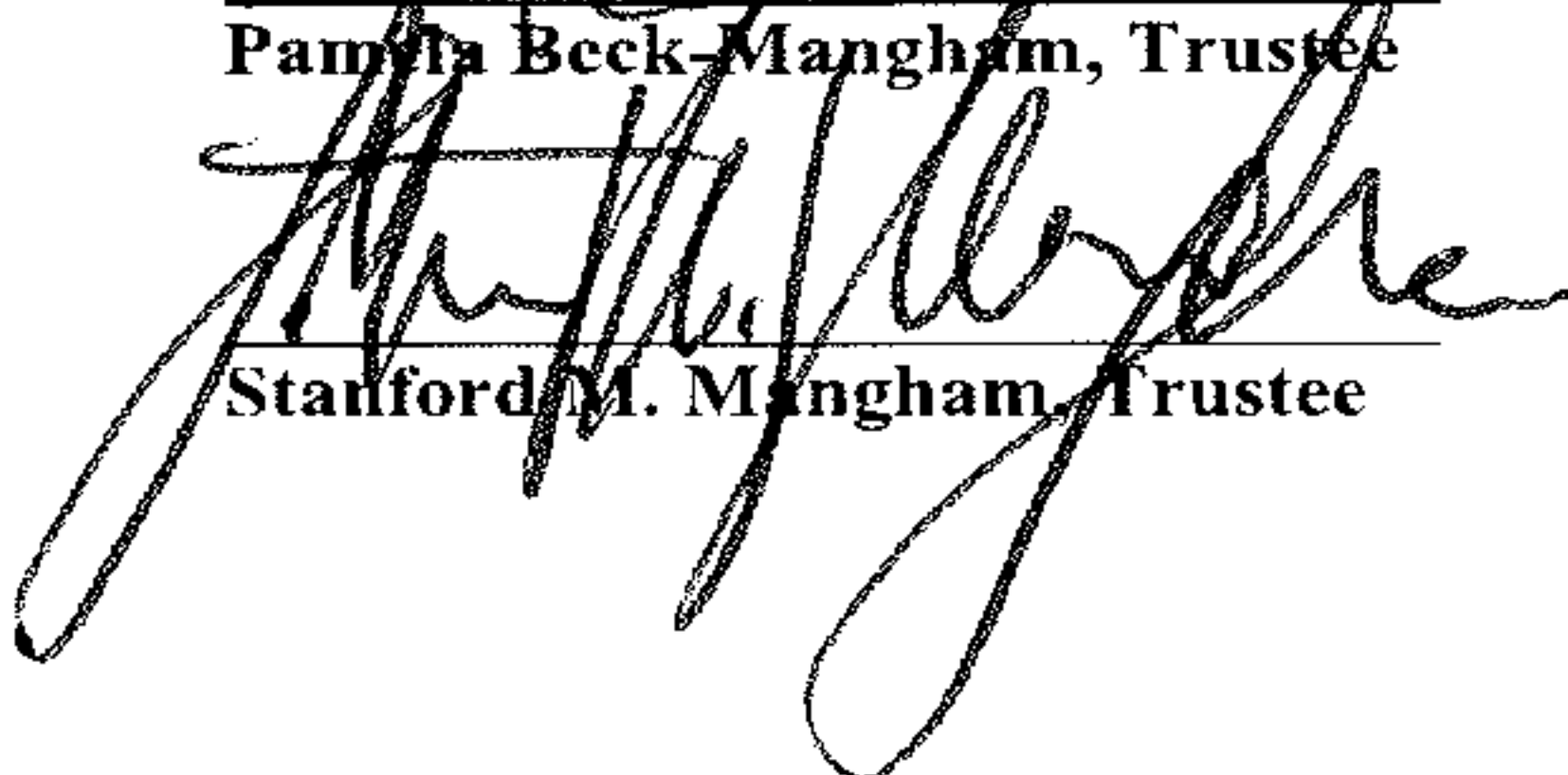
Given under my hand and official seal this 9th day of February, 2024.


Notary Public

My Commission Expires: _____



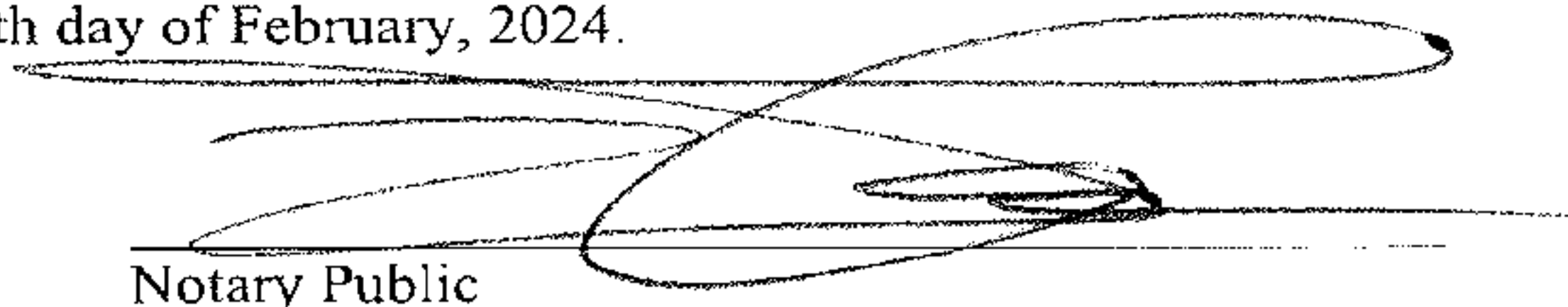
Pamela Beck-Mangham Living Trust dated
September 5, 2013


Pamela Beck-Mangham, Trustee

Stanford M. Mangham, Trustee

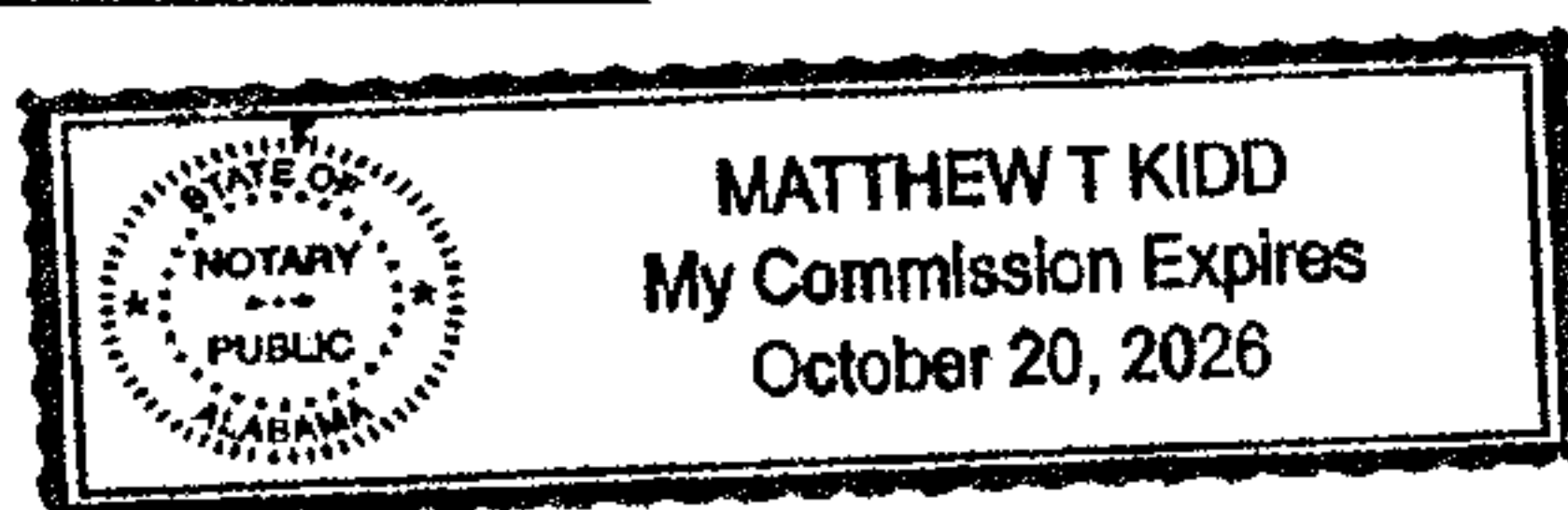
STATE OF ALABAMA
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Pamela Beck-Mangham and Stanford M. Mangham, Trustees of Pamela Beck-Mangham Living Trust dated September 5, 2013**, whose names are signed to the foregoing conveyance and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such Trustees and with full authority, executed the same voluntarily for and on behalf of said Trust.

Given under my hand and official seal this 9th day of February, 2024.


Notary Public

My Commission Expires: _____



Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Stanford M. Mangham and Pamela Beck - Mangham, Trustees of Stanford M. Mangham Living Trust dated September 5, 2013 and Pamela Beck-Mangham and Stanford M. Mangham, Trustees of Pamela Beck-Mangham Living Trust dated September 5, 2013

Mailing Address 920 Ivawood Rd
Irondale, AL. 35210

Property Address 221 Linwood Road
Sterrett, AL 35147

Grantee's Name Robert Chandler Holt, Sr. and Kimberly K. Holt

Mailing Address 221 Linwood Road
Sterrett, AL 35147

Date of Sale February 9, 2024
Total Purchase Price \$411,000.00

Or
Actual Value \$
Or
Assessor's Market Value \$

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale
☐ Sales Contract
☒ Closing Statement

☐ Appraisal
☐ Other: _____

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date: February 9, 2024

Unattested



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
02/12/2024 08:27:35 AM
\$331.00 JOANN
20240212000033920

Print: Shannon Anderson
Sign: Shannon Anderson
Agent **Form RT-1**

Ann S. Boyd